

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

ZONING BOARD OF APPEALS
Regular Meeting Agenda
Wednesday March 05, 2025
6:30 P.M.

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or 734-544-4000 ext. 1.

1. Call Meeting to Order
2. Roll Call – Determination of a quorum
3. Approval of Agenda
4. Public Hearing

Applicant: A1 Signs and Graphics
Location: 1900 Packard Road, Ypsilanti, MI 48197
Parcel ID: K-11-06-479-007
Request: Article 15 – Sec. 1509.6: Permitted Signs in Form-Based Districts:
Request for variance to the height and area of ground sign requirements in form-based districts.

5. Open discussion for issues not on the agenda
 - a. Planning Department report
 - b. Correspondence received.
 - c. Zoning Board of Appeals members
 - d. Members of the audience and public
6. Any other business that may come before the Zoning Board of Appeals
7. Adjournment

(THERE IS NO WORK SESSION)



Zoning Board of Appeals Staff Report

March 05, 2024

Applicant: A7 Signs & Graphics

Location: 1900 Packard Road, Ypsilanti, MI 48197, Parcel K-11-06-479-007

Zoning: NC, Neighborhood Corridor, with a Site Type A Designation

Action Requested: Request for variance to the sign requirements of Article 15 – Sec. 1509.6

Variance Request:

Request for variance to the ground sign requirements of Article 15 – Sec. 1509.6 – Permitted signs in form-based districts of the Township Zoning Ordinance to construct a ground sign that exceeds the height and size requirements allowed.

Location and Summary of Request:

The subject site is a 0.395-acre parcel, located at the Packard Road and Kewanee Street intersection. The property is zoned NC, Neighborhood Corridor, with a Site Type A Designation. This property is owned by Siddiqui Properties, LLC and is used as a multi-tenant space with medical and dental services.

The applicant is seeking relief from Article 15 – Sec. 1509.6 – Permitted signs in form-based districts. A7 Signs & Graphics are asking the Zoning Board of Appeals to consider granting them a 52 sq. ft. variance, and a 7-foot height variance to the required 20 sq. ft. sign area and 4-foot height requirement.

Staff visited the site on October 14, 2024, and determined that the existing sign is approximately 9-foot tall and 4-feet wide for an area of 36 sq. ft.

The applicant attended a Zoning Board of Appeals Meeting on **November 06, 2024**, and proposed at 72 sq. ft. and 11-foot-tall sign. The Zoning Board of Appeals made the following motion:

MOTION: Mr. Eldridge **MOVED** to postpone the variance requests at 1900 Packard Road, Ypsilanti, MI 48197, Parcel K-11-06-479-007 to the sign requirements of Section 1506.6 of the Township Zoning Ordinance for the construction of an 11-foot tall, 72 sq. ft. ground sign within the building envelope as shown on the plot plan included in the Zoning Board



of Appeals Application dated August 8, 2024, to give the applicant an opportunity to address the comments made at this evening's meeting.

The **MOTION** was **SECONDED** by Mr. Marshall.

Roll Call Vote: Ms. Marsha Kraycir (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Mr. Burnett (Yes).

MOTION PASSED.

Cross References:

Article 15 – Sign Requirements

Article 17 – Zoning Board of Appeals

Aerial View – 1900 Packard Road (2023)



Source: MapWashtenaw



Per Sec. 1509.6

On parcels less than one (1) acre, the maximum size of a ground sign shall not exceed twenty (20) square feet in area. Additionally, on parcels less than one (1) acre, the maximum height of a ground sign shall not exceed six (4) feet in height.

Neighborhood Corridor Sign Requirements	Required	Proposed on 11-06-2024	Required Variances	Revised Proposal on 02-05-2025	Required Variances
Sign Square Footage	20 sq. ft.	72 sq. ft.	52 sq. ft.	37.5 sq. ft.	17.5 sq. ft.
Sign Height	4-foot Maximum	11-foot tall	7 feet	6-foot tall	2 feet

Street View – 1900 Packard Road (Photos taken on October 14, 2024)



Analysis:

The Zoning Board of Appeals may grant a dimensional or non-use variance only upon a finding that compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical



difficulty and unreasonably present the use of the property. A finding of practical difficulty shall require demonstration that all the following conditions are met:

- 1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district.**

The existing building at 1900 Packard Road accommodates seven individual medical/dental businesses. Packard Road in this location is a 35mph roadway. We consider these factors as creating conditions that make advertising the individual medical/dental businesses on one ground sign so that drivers can locate a particular business challenging.

Additionally, the existing signage requirements of 20 sq. ft. and 4 feet in height do not accommodate the listing of multiple tenants, making it difficult for the businesses on the property to adequately promote themselves to passing traffic. These circumstances create an exceptional condition that justifies the request for a larger sign to meet the needs of both the businesses and the community. Note our comments under the criteria for the minimum variance necessary for reasonable use of the property below.

- 2. That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity.**

The current signage limitations do not provide adequate space to list the multiple tenants on one ground sign, which could hinder the visibility and success of these businesses. The inability to install a sign large enough to accommodate multiple tenants could place the applicant at a disadvantage compared to other properties in the vicinity where the current ordinance limitations allow for adequate visibility.

- 3. That the authorizing of such a variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this Ordinance or the public interest.**

Granting the variances as proposed could negatively impact the overall character of the area, as the other property owners have complied with the ordinance limitations. However, some additional area/height may be needed to adequately advertise seven businesses at this site. See our comments under criteria 5.

- 4. The property and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors.**



The need for the variance is not self-created. The challenges stem from the number of individual businesses that occupy the building and the property's location on a 35mph roadway. The applicant did not build the building or create the road's conditions.

5. The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible.

The revised sign design reduced the square footage from 72 sq. ft. to 37.5 sq. ft. (34.5 sq. ft. smaller) and the height of the sign from 11-feet tall to 6-feet tall (5 ft. shorter). The applicant has made a reasonable effort to shrink the size of the sign based on comments made during the November 06, 2024, Zoning Board of Appeals Meeting. Overall, the height variance has been reduced to 2 feet and the sign square footage variance has been reduced to 17.5 sq. ft. In our opinion, the applicant made sufficient modifications to maintain adequate advertising for all the businesses.

Suggested motions: The following suggested motions and conditions are provided to assist the Zoning Board of Appeals in making a complete and appropriate motion for this application. The ZBA may utilize, add, or reject any portion of the suggested motion or any conditions suggested herein, as deemed appropriate.

Postpone:

I move to postpone the variance requests at 1900 Packard Road, Ypsilanti, MI 48197, Parcel K-11-06-479-007 to the sign requirements of Section 1506.6 of the Township Zoning Ordinance for the construction of an 6-foot tall, 37.5 sq. ft. ground sign within the building envelope as shown on the plan included in the Zoning Board of Appeals Packet dated March 05, 2025, to give the applicant an opportunity to address the comments made at this evening's meeting and return with a revised proposal based on these comments.

Approve:

I move to approve the variance requests at 1900 Packard Road, Ypsilanti, MI 48197, Parcel K-11-06-479-007 to the sign requirements of Section 1506.6 of the Township Zoning Ordinance for the construction of an 6-foot tall, 37.5 sq. ft. ground sign within the building envelope as shown on the plot plan included in the Zoning Board of Appeals Packet dated March 05, 2025 (or as modified at this evening's meeting). Granting of the requested variances meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, granting the requested variances is based on the following facts:

1. There are exceptional conditions applying to this property that do not generally apply to other properties in this district, including the multi-tenant nature of the exiting building compounded by the location along a 5-lane road with a 35-mph



speed limit;

2. The variances are necessary to provide adequate identification for the property's multiple tenants, especially given the high traffic volume and the busy commercial corridor;
3. The variances (as modified) will not be a substantial detriment to adjacent property and will not materially impair the purposes of this ordinance or the public interest;
4. The need for the variances is not self-created, as the applicant did not create the visibility challenges or the multi-tenant nature of the building;
5. The proposed variances (as modified) are the minimum necessary to ensure adequate visibility for the tenants given the site conditions and surrounding context.

This motion is further made with the following condition:

1. The applicant shall obtain the required building permits and applicable trade permits for the construction of the sign.
2. The applicant shall adhere to the electronic changeable message sign ordinance outlined in Article 15 – Sec. 1509.8.

Denial:

I move to deny the variance requests at 1900 Packard Road, Ypsilanti, MI 48197, Parcel K-11-06-479-007 to the sign requirements of Section 1506.6 of the Township Zoning Ordinance for the construction of an 6-foot tall, 37.5 sq. ft. ground sign within the building envelope as shown on the plot plan included in the Zoning Board of Appeals Packet dated March 05, 2025, based on the following findings of fact that the requests do not meet the criteria in Section 1704(D) of the Zoning Ordinance. Specifically, the request does not comply with the following criteria: *(ZBA states reasons for denial)*

1. _____
2. _____

Respectfully Submitted,

Fletcher Reyher

Fletcher Reyher, AICP
Planning and Development Coordinator
Charter Township of Ypsilanti Planning Department

**ZONING BOARD OF
 APPEALS APPLICATION**

I. APPLICATION TYPE

- Variance
- Exceptions and Special Approvals (Includes: Temporary Uses and Structures)
- Administrative Review Appeal

II. PROJECT LOCATION

Address: 1900 Packard St Parcel ID #: K-11- Zoning _____
 Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: A1 Signs & Graphics Phone: 313-693-9504
 Address: 8909 Hubbell City: Detroit State: MI Zip: 48228
 Fax: _____ Email: _____
Property Owner: Dr. Siddiqui Phone: 734-516-7857
 Address: 1900 Packard City: Ypsilanti State: MI Zip: 48197
 Fax: _____ Email: _____

IV. COST AND FEES

Total: \$ _____ Breakdown of fee: Residential: \$ 125.00
 Non-residential: \$ 500.00

V. APPLICANT SIGNATURE

The undersigned A1 Signs & Graphics represents Dr. Siddiqui :
Applicant Property Owner

- That Dr. Siddiqui is/are the owner(s) of lot(s) _____ located in the _____
Property Owner Lot Subdivision
 Subdivision, Ypsilanti Township, Michigan, otherwise known as 1900 Packard St and the property is
Address
 zoned _____
Zoning District
- That the petitioner hereby request Variance under Section _____ Article _____ of the Ypsilanti Township
Variance/Temporary Use Section Article
 Zoning Ordinance.
/Regular Meeting
- The petitioner further state that AK have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
 applies to this petition.
- That the following is submitted in support of the petition (attach all pertinent data to support the request).

Hasan Applicant Signature Hasan Kattan Print Name 8/8/2024 Date



Subject: Variance Request for Ground Sign at 1900 Packard St

ATTN: Zoning Board of Appeals Members,

I am writing to request a variance for the installation of a ground sign (88 sqft) at 1900 Packard St. The purpose of this sign is to advertise my business and provide directional information to my establishment.

Circumstances of Hardship: Our property faces unique challenges that make strict adherence to the existing zoning regulations impractical. Specify any design adjustments, setbacks, or other modifications to minimize impact sealed drawing with reference to any of these conditions.

Soil Conditions: The condition of the soil has been surveyed by sign company as well as Architectural structural has been submitted for support. (Attached)

Topography: the proposed ground Sign will have features and structural foundation that will be detailed to the natural land and building features that will reduce the commercial viability and the exposure of the community or the business

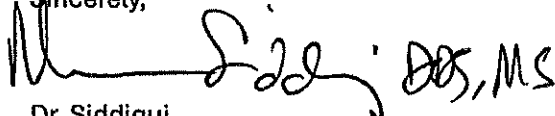
Unique Feature: 1900 Packard Street is located in a unique position we're visible of the sign place or reduce will be limited from the Main Street is due to the nature of how the setback of the building frontage these features are specific to this property and are not common to other commercial properties in the area but I believe will not be a impairment to the community

Financial Hardship: We believe that granting this variance will not substantially detract from the public good. Our proposed sign will enhance visibility for our business without compromising safety or aesthetics. Furthermore, it aligns with the overall intent of the zoning ordinance by promoting economic activity and community engagement.

Conclusion: We respectfully request your consideration of this variance. Our goal is to contribute positively to the community while navigating the unique challenges posed by our property and business.

Thank you for your attention to this matter. We appreciate your commitment to fair and thoughtful decision-making.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. Siddiqui', followed by the initials 'DS, MS'.

Dr. Siddiqui
Property Owner
1900 Packard St
Ypsilanti, MI
734.516.7857



2025

UNIVERSAL LED
SIGNS & GRAPHICS
16706 Telegraph Rd, Detroit, 48129 T. 313-693-9504

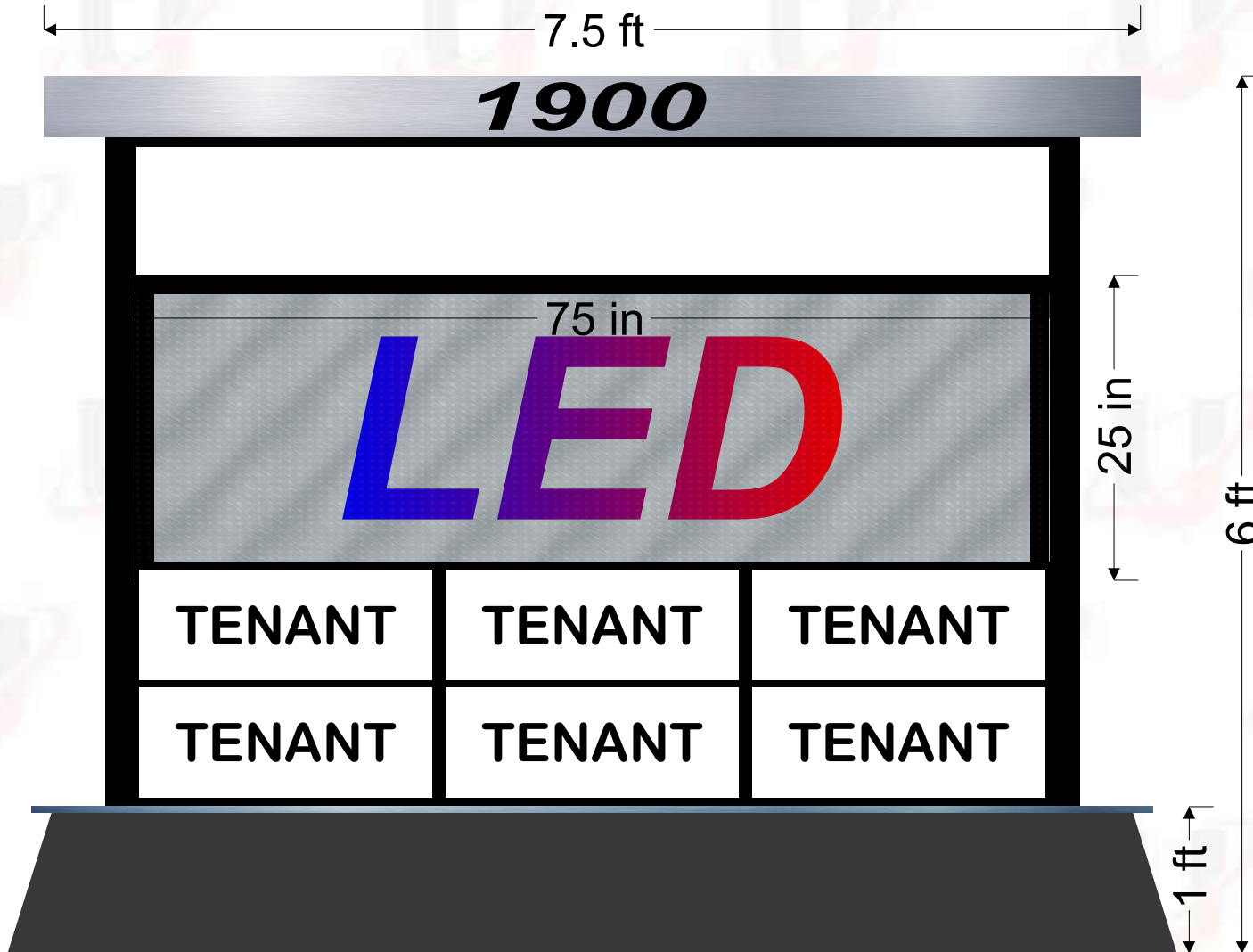
City Drawing

Siddiqui Orthodontics


Project location : 1900 Packard St, Ypsilanti, MI 48197 T. 734.516.7857

SIGN DIMENSION

TOTAL SQFT = 37.5



Company Name	Project Name	Project Address	Project Details	Completed by
 Siddiqui ORTHODONTICS <small>Mamnoon A. Siddiqui, DDS, MS</small>	Monument Sign	1900 Packard St, Ypsilanti, MI 48197	New Monument Sign	Drawn By: Eddie Sales Rep: Mike Date: 2 / 5 / 2025



SIGN(S) BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
 THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN(S).
 THE SIGN WILL BEAR THE UL LABEL(S).

DISCLAIMER : This drawing is conceptual and prepared to show approximate location, arrangement, size and color of signage. It is to change and note intended to replace the use of construction documents and/or actual field dimensions.

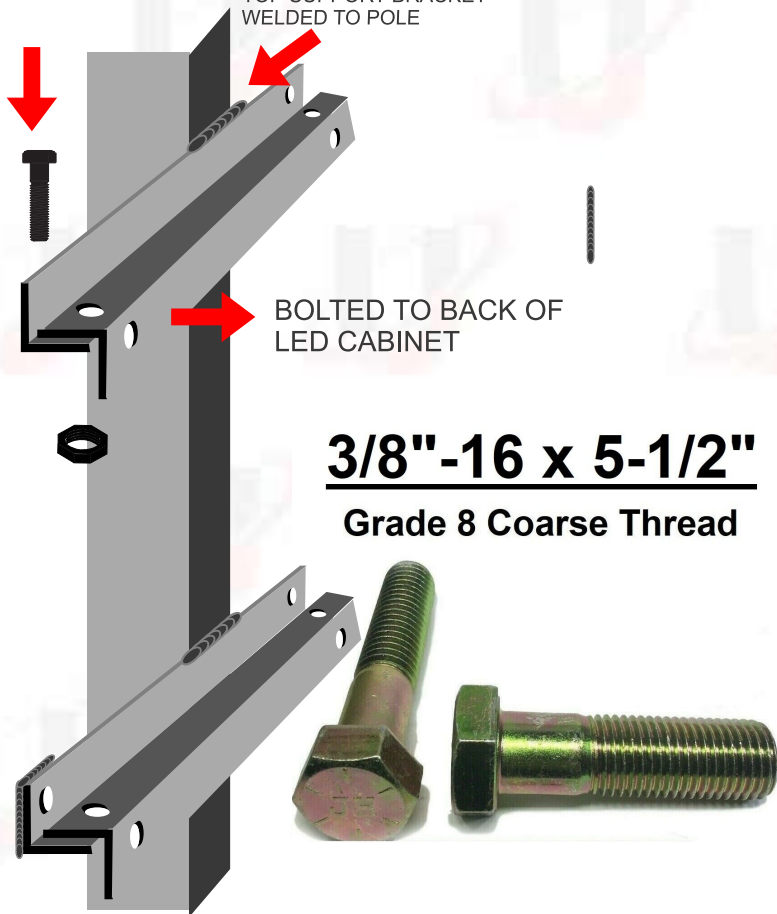
SIGN SPECIFICATIONS

TOP SUPPORT POLE BRACKET
BOLTED TO TOP SUPPORT
LED CABINET BRACKET

TOP SUPPORT BRACKET
WELDED TO POLE

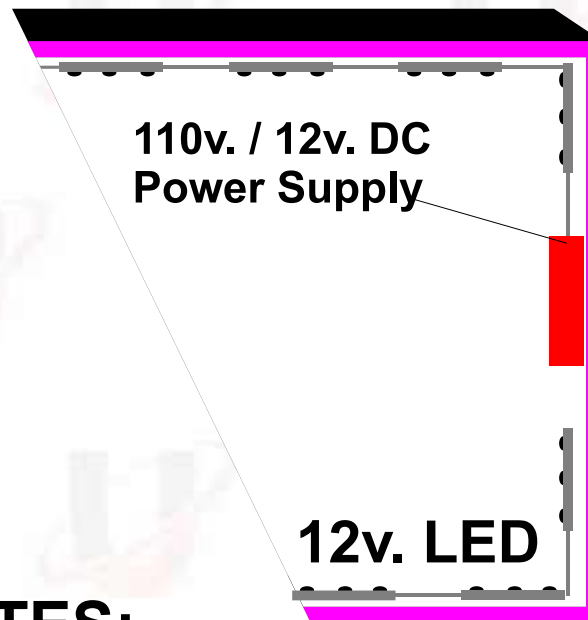
BOLTED TO BACK OF
LED CABINET

3/8"-16 x 5-1/2"
Grade 8 Coarse Thread



110v. / 12v. DC
Power Supply

12v. LED



NOTES:

- Galvanized Steel Frame
- Aluminum Siding and retainers
- 3/16" Lexan Faces
- Internally LIT using 12v.
UL approved LED modules
- UL Approved Power Supply
- UL Approved ON/OFF Switch

Company Name



Project Name

**Monument
Sign**

Project Address

1900 Packard St,
Ypsilanti, MI 48197

Project Details

New Monument Sign

Completed by

Drawn By: Eddie
Sales Rep: Mike
Date: 2 / 5 / 2025



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SIGN ELEVATIONS



Company Name



Project Name

Monument Sign

Project Address

1900 Packard St,
Ypsilanti, MI 48197

Project Details

New Monument Sign

Completed by

Drawn By: Eddie
Sales Rep: Mike
Date: 2 / 5 / 2025




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SIGN LOCATION MAP



Company Name	Project Name	Project Address	Project Details	Completed by
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